



# CHOICE PROPERTIES

*Estate Agents*

Denham St. Peters Lane, Trusthorpe,  
Mablethorpe, LN12 2PJ Price £425,000



It is a pleasure for Choice Properties to present for sale this most spacious and beautifully presented three/four bedroom (two en-suite) detached bungalow, situated only a short walk from the award winning golden Sandy beaches. Boasting a generously proportioned internal layout, the impressive bungalow has undergone thorough renovations throughout, as well as a sizeable extension to the rear and now presents the perfect home for multi generational living, hosting and outdoor living. Early viewing is most certainly advised to appreciate this special property on offer.

Benefiting from a mains gas central heating system and uPVC double glazing throughout, the abundantly light and bright accommodation comprises:-

### **Entrance Porch**

Composite front entrance door. LVT flooring.

### **Hallway**

'L' shaped hallway with a light tunnel ceiling window, LVT flooring, access to the loft and doors to:

### **Open Plan Kitchen/Dining/Living Room**

The extended open plan kitchen/dining/living room presents the perfect space for family living and guest hosting, comprising three areas with a seamless flow and featuring high quality LVT flooring throughout. The kitchen area is fitted with a range of stylish wall and base units with quartz worktop over, two bowl resin sink with drainer and 'Quooker' mixer instant boiling water tap, five ring induction hob with extractor hood over, integrated fan oven, integrated microwave/oven; complete with plate warmer drawer, space for a freestanding 'American' style fridge/freezer, integrated dishwasher, space for a freestanding double width wine cooler, breakfast bar island with ample seating space.

The dining area provides ample space for a dining table, leading into the living area; boasting a log burning stove set on marble hearth, a TV aerial, ceiling lantern and double bi-folding doors out to the garden room.

### **Utility Area**

Wall mounted 'Worcester' boiler. Plumbing for a washing machine.

### **WC**

Fitted with a WC with dual flush button and pedestal hand wash basin with single hot and cold taps, skylight window, tiled flooring, inset spot lighting and an extractor fan.

### **Garden Room**

A versatile space which flows with the open plan living and the garden, ideal for entertaining, dining or enjoying the sun.

### **Bedroom 1**

Spacious double bedroom with inset spot lighting, LVT flooring and wall lighting. Doors to:

### **En-suite Shower Room**

Fitted with a three piece suite comprising a large walk in shower cubicle with mains fed double shower head over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, LED strip lighting, tiled splashbacks, inset spot lighting, extractor fan and a heated towel rail.

### **Walk in Wardrobe**

With LVT flooring, LED lighting and floor to ceiling wardrobe/storage.

### **Bedroom 2**

Spacious double bedroom with a TV aerial, wall lighting and a door to:

### **En-suite Shower Room**

Fitted with a three piece suite comprising a large shower enclosure with mains fed double shower head over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, tiled flooring, partly tiled walls, heated towel rail, 'Velux' window, inset spot lighting and an extractor fan.

### **Bedroom 3**

Spacious double bedroom fitted with a TV aerial.

## **Bedroom 4/Sitting Room**

Versatile space to be utilised as a further double bedroom or reception room, currently being used as a home gym with a TV aerial, dual aspect windows, LVT flooring and an electric feature fireplace.

## **Bathroom**

Fitted with a stylish three piece suite comprising a 'P' shaped bath tub with mixer tap and mains fed shower head over, pedestal hand wash basin with mixer tap and WC with dual flush button, tiled flooring, tiled walls, a heated towel rail, inset spot lighting, extractor fan and a 'Velux' window.

## **Driveway**

In and out driveway providing ample off road parking for several vehicles.

## **Gardens**

To the rear of the property is a privately enclosed garden with a brick wall and timber fencing to the boundaries. A timber gate to the rear also allows for easy access up to the beach. The garden is mainly laid to artificial lawn for ease of maintenance and benefits from a decked seating area and covered patio area perfect for entertaining and outdoor dining.

## **Outbuilding/Office**

With sliding patio doors, power, spot lighting and an air conditioning unit.

## **Tenure**

Freehold.

## **Council Tax Band**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 472016.

## **Opening Hours**

Monday - Friday: 9am - 5pm  
Saturday: 9am - 3pm

## **Making An Offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.











# Directions

From our Sutton on Sea office head North towards Mablethorpe until you enter Trusthorpe then at the bend turn right onto St. Peter Lane where Denham can be found a short way down on your left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

